

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-096</u>	<u>AN DEALERSHIP HOLDING CORP.</u>
<u>05-116</u>	<u>MINERVINO & HELENA ARGUELLES</u>

APPLICANT: AN DEALERSHIP HOLDING CORP.

- (1) SPECIAL EXCEPTIONS to permit a new car sales agency with accessory used car sales and a repair facility in connection with a previously used car agency.
- (2) MODIFICATION of Condition #2 of Resolution Z-64-96, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Auto Nation,' as prepared by E.D.S.A. & B & A Architects, dated stamped received 3/8/96 and consisting of 17 sheets; also 'Auto Nation U. S. A.,' as prepared by Chandler Signs, Inc., dated stamped received 4/10/96, except as herein modified."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Maroone Nissan of Kendall,' as prepared by Pavlik Design Team,' consisting of 7 pages, dated last revised 6/17/05 and landscape plans prepared by Rosenberg Gardner Design consisting of four pages, dated last revised 6/15/05."

- (3) MODIFICATION of Paragraph I and Conditions "A" and "B" of Paragraph II of Declaration of Restrictions recorded in Official Record Book 17240 at Pages 0320 through 0328 and reading as follows:

FROM: "I. Controlling Site Plan. The Property, if developed for the purposes set forth in the Application, will be developed substantially in accordance with the plans previously submitted to Dade County, entitled 'AUTONATION USA,' as prepared by Edward D. Stone, Jr. and Associates and Bermello, Ajamil & Partners, Inc., dated stamped received March 8, 1996 and consisting of 17 pages (the 'Plans'), said Plans being on file with Dade County and by reference made a part of this Declaration."

TO: "I. Controlling Site Plan. The Property will be developed for the purposes set forth in the Application, and will be developed substantially in accordance with the plans entitled 'Maroone Nissan of Kendall,' as prepared by Pavlik Design Team,' consisting of 7 pages, dated last revised 6/17/05 and landscape plans prepared by Rosenberg Gardner Design consisting of four pages, dated last revised 6/15/05. Said plans being on file with Miami-Dade County and by reference made a part of this Declaration."

FROM: "IIA. Use Restrictions. Notwithstanding the BU-3 zoning classification of the Property, the development and use of the Property will be limited to a pre-owned automobile dealership, including accessory uses thereto, for any and all uses permitted under, and in accordance with, the BU-2 zoning district regulations of the Dade County Code, as currently in effect or as may be amended from time to time.

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APPLICANT: AN DEALERSHIP HOLDING CORP.

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TO: "IIA. Use Restrictions. Notwithstanding the BU-3 zoning classification of the property, the development and use of the property will be limited to a new and used automobile dealership with repair facility including accessory uses thereto, for any and all uses permitted under, and in accordance with, the BU-2 zoning district regulations of the Code, as currently in effect or as may be amended from time to time.

FROM: "IIB. In connection with the use of the property as a pre-owned automobile dealership, the following restrictions shall limit the use of the property:

1. No stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, or as approved at public hearing, shall be used or displayed.
2. Outdoor lights for the off-street parking areas and vehicle storage areas shall be no higher than fourteen feet (14' above grade when located within twenty feet (20') of the property zoned residential.
3. No outdoor loudspeakers shall be used.
4. No vehicle test drives shall be conducted on any residential, local traffic streets."

TO: "IIB. In connection with the use of the property as a new and used automobile dealership with repair facility, the following restrictions shall limit the use of the property:

1. No stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, or as approved at public hearing, shall be used or displayed.
2. Outdoor lights for the off-street parking areas and vehicle storage areas shall be no higher than fourteen feet (14') above grade when located within twenty feet (20') of the property zoned residential.
3. No outdoor loudspeakers shall be used.
4. No vehicle test drives shall be conducted on any residential, local traffic streets."

The purpose of requests #2 & #3 is to permit the applicant to submit revised plans showing a new & used car dealership including a new repair facility building.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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HEARING NO. 05-9-VPB-1 (04-96)

32 & 33-55-40
VPB
Comm. Dist. 8

APPLICANT: AN DEALERSHIP HOLDING CORP.

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SUBJECT PROPERTY: Tract "A" of AUTONATION PERRINE EAST, Plat book 150, Page 16.

LOCATION: 17305 South Dixie Highway, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 14.28 Acres

PRESENT ZONING: BU-3 (Business – Liberal)

HEARING NO. 05-9-VPB-2 (05-116)

21-55-40
VPB
Comm. Dist. 8

APPLICANT: MINERVINO & HELENA ARGUELLES

- (1) Applicants are requesting to permit a swimming pool setback varying from 33' to 40.83' (75' required) from the front (east) property line on a dual frontage lot and setback 7.5' (20' required) from the interior side (south) property line.
- (2) Applicants are requesting to permit a single-family residence addition setback 13.83' (15' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under § 33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled, "Arguelles Castillo Residence Proposed Pool Design" as prepared by Alleguez Architecture, Inc. and dated revised 4-13-05, consisting of one sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 4, LAUREL HILL PARK, Plat book 77, Page 7.

LOCATION: 8760 S.W. 148 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17, 511 sq. ft.

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)